

1 ERIC P. ISRAEL (State Bar No. 132426)
eisrael@DanningGill.com
2 AARON E. DE LEEST (State Bar No. 216832)
adeleest@DanningGill.com
3 SHANTAL MALMED (State Bar No. 351496)
smalmed@DanningGill.com
4 DANNING, GILL, ISRAEL & KRASNOFF, LLP
1901 Avenue of the Stars, Suite 450
5 Los Angeles, California 90067-6006
Telephone: (310) 277-0077
6 Facsimile: (310) 277-5735

7 Attorneys for Plaintiff Jeffrey I. Golden,
Chapter 7 Trustee

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9 **UNITED STATES BANKRUPTCY COURT**
10 **CENTRAL DISTRICT OF CALIFORNIA**
11 **SANTA ANA DIVISION**

12

13 In re Case No. 8:21-bk-11710-SC
14 JAMIE LYNN GALLIAN, Chapter 7
15 Debtor.

16 JEFFREY I. GOLDEN, Chapter 7 Trustee,

17 Plaintiff,

18 vs.

19 J-SANDCASTLE CO., LLC; J-PAD LLC;
20 STEVEN D. GALLIAN; BRIAN J.
GALLIAN; JUSTIN BARCLAY; RONALD
21 J. PIERPONT; ROBERT J. MCLELLAND;
AND E.J. GALLIAN,

22 Defendants.

23

Adv. No. 8:23-ap-01064-SC

**DEFAULT JUDGMENT AGAINST
J-SANDCASTLE CO., LLC**

Date: May 7, 2024

Time: 1:30 p.m.

Place: Courtroom 5C

411 W. Fourth Street
Santa Ana, California 92701

24 On March 27, 2024, Plaintiff Jeffrey I. Golden, as the Chapter 7 Trustee (the "Trustee" or
25 "Plaintiff") for the bankruptcy estate of Jamie Lynn Gallian (the "Debtor"), filed the Motion for
26 Default Judgment under LBR 7055-1 against Defendant J-Sandcastle Co., LLC (the "Motion")
27 (*docket no. 59*), which was heard by the Court on May 7, 2024. Default was previously entered
28 against Defendant J-Sandcastle Co., LLC (the "Defendant") on August 22, 2023.

FILED & ENTERED

MAY 10 2024

CLERK U.S. BANKRUPTCY COURT
Central District of California
BY bolte DEPUTY CLERK

The Court having granted the Motion pursuant to an order entered contemporaneously herewith, and good cause appearing:

IT IS ORDERED, ADJUDGED AND DECREED THAT:

1. Default judgment is entered in favor of the Plaintiff and against the Defendant on the Plaintiff's first claim for relief in the Complaint.

6 2. The Debtor's transfers of the manufactured home located at and commonly known
7 as 16222 Monterey Lane, Space #376, Huntington Beach, CA 92649, Decal # LBM1081, Serial #
8 AC7V710394GA, AC7V710394GB (the "Property") to the Defendant, including transferring title
9 to the Property on or about November 15, 2018 and November 20, 2018, are hereby avoided and
10 legal title to the Property and the beneficial interest in the Property (collectively the "Subject
11 Transfers") is recovered for the benefit of the bankruptcy estate in the name of Jeffrey I. Golden,
12 Chapter 7 Trustee for the bankruptcy estate of Jamie Lynn Gallian.

13 3. The Subject Transfers are preserved for the benefit of the estate pursuant to 11
14 U.S.C. § 551.

15 4. Pursuant of Rule 54 of the Federal Rules of Civil Procedure there is no just reason
16 for delay in entry of this judgment against the Defendant.

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Date: May 10, 2024

Scott C. Clarkson
United States Bankruptcy Judge